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Hernando County, Florida  
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KAREN NICOLAI, Clerk

William D. Tyler, Esquire  
Nabors, Giblin & Nickerson, P.A.  
Suite 1060, 2502 Rocky Point Drive  
Tampa, Florida 33607

OFFICIAL RECORDS  
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**DECLARATION OF CONSENT TO JURISDICTION OF  
COMMUNITY DEVELOPMENT DISTRICT  
AND TO IMPOSITION OF SPECIAL ASSESSMENTS**

The undersigned, authorized officers of HAMPTON RIDGE DEVELOPERS, LLC, a Florida limited liability company (the "Landowner") and the sole owner of the land described in Attachment I hereto (the "Property") and located within the boundaries of the District (hereinafter defined), intending that it and its successors in interest shall be legally bound by this Declaration, hereby declares, acknowledges and agrees as follows:

1. Southern Hills Plantation II Community Development District (the "District") is, and has been at all times relevant hereto, a legally created, duly organized, and validly existing community development district under the provisions of Florida Statutes, Chapter 190, and Ordinance No. 677 enacted by the City Council of the City of Brooksville, Florida on August 2, 2004. The members of the Board of Supervisors of the District (the "Supervisors") and officers as constituted to and including the date of this Declaration were duly elected to their respective positions in accordance with all requirements of Federal and Florida law including the Constitution of the United States of America and of the State of Florida and had the authority and right to authorize, approve and undertake all actions of the District referred to herein.

2. The Landowner, its heirs, successors and assigns hereby confirm and agree that the special assessments imposed by the District pursuant to Resolutions 2005-[ ] and 2005-[ ] (collectively, the "Assessment Proceedings"), including any true up payments required to be paid pursuant to the adopted and approved assessment methodology, are valid, legal, binding liens against the Land, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid. The Landowner acknowledges and agrees that it was present at the meeting of the Supervisors upon the adoption of the foregoing Resolutions, that such meetings were properly noticed meetings of such Board, and further that it does hereby waive any irregularity in any notice which could be asserted as being applicable under provisions of Florida law in connection with the adoption of such Resolutions.

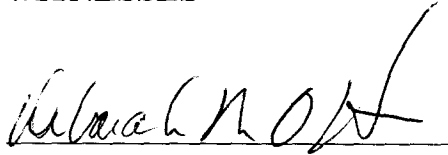
3. The Landowner, its heirs, successors and assigns, hereby waive the right granted in Chapter 170.09, Florida Statutes, to prepay the special assessments within thirty (30) days after the improvements are completed without interest, in consideration of limiting the amount of capitalized interest which was required to be borrowed by the

District, thereby reducing the amount of the special assessments and in consideration of the rights granted by the District to prepay the special assessments in full at anytime under the circumstances set forth in the resolution of the District levying the special assessments.

THE DECLARATIONS, ACKNOWLEDGMENTS, AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED IN ATTACHMENT I HERETO AND SHALL BE BINDING ON PROPERTIES AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE LAND, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE LAND IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS DECLARATION OR OF ANY OF THE ORDINANCES, RESOLUTIONS, AGREEMENTS, DOCUMENTS, AND OTHER MATTERS DEALT WITH HEREIN.

Dated this 8<sup>th</sup> day of December, 2004.

**WITNESSES**

  
\_\_\_\_\_

  
\_\_\_\_\_

**HAMPTON RIDGE DEVELOPERS, LLC,**

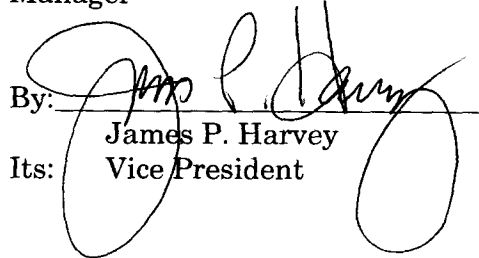
a Delaware limited liability company

By: LandMar Group, LLC,  
a Delaware limited liability company

Its: Sole Member

By: LandMar Management, LLC,  
a Delaware limited liability company

Its: Manager

By:   
James P. Harvey  
Its: Vice President

STATE OF FLORIDA

COUNTY OF HUSBOROUGH:

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day DECEMBER, 2004 by James P. Harvey, as Vice President of LandMar Management, LLC, as Delaware limited liability company, as the manager of LandMar Group, LLC, a Delaware Limited Liability Company, as the manager of Hampton Ridge Developers, LLC. He is ✓ personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

Seal:

Deborah M. O'Hem

Signature of NOTARY PUBLIC

State of Florida at Large

Serial Number (if any):

My Commission Expires:



Deborah M O'Hem  
My Commission DD048978  
Expires August 01, 2006

ATTACHMENT 1

A parcel of land lying in and being a part of Sections 4, 9, 10 and 16, Township 23 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

For a Point of Beginning commence at the Northeast corner of the Northwest 1/4 of said Section 9; thence North 00° 24'49" East, a distance of 449.67 feet; thence South 90° 00'00" East, a distance of 210.00 feet; thence North 00° 00'00" East, a distance of 210.00 feet; thence North 90° 00'00" West, a distance of 210.00 feet; thence North 00° 16'55" East, a distance of 660.35 feet; thence North 89° 47'38" West, a distance of 38.21 feet; thence North 26° 19'35" West, a distance of 31.31 feet; thence North 01° 17'12" West, a distance of 56.61 feet; thence North 05° 39'10" West, a distance of 53.89 feet; thence North 72° 47'15" East, a distance of 5.74 feet to a point on a curve concave Northeasterly, having a radius of 1060.00 feet, a delta of 21° 58'10", a chord distance of 403.96 feet, and a chord bearing of South 71° 02'25" East; thence along the arc of said curve, a distance of 406.45 feet to the point of tangency; thence South 82° 01'30" East, a distance of 180.06 feet to the point of curvature of a curve concave Northerly, having a radius of 2560.00 feet, a delta of 05° 20'01", a chord distance of 238.22 feet and a chord bearing of South 84° 41'31" East; thence along the arc of said curve, a distance of 238.30 feet; thence South 09° 16'01" West, a distance of 738.72 feet; thence South 03° 49'30" East, a distance of 574.96 feet; thence South 18° 22'51" East, a distance of 1983.76 feet; thence South 25° 17'46" East, a distance of 508.97 feet; thence South 03° 48'51" East, a distance of 991.52 feet; thence South 69° 56'33" East, a distance of 1013.97 feet; thence South 39° 12'36" East, a distance of 1222.00 feet to the Northwesterly right-of-way line of Seaboard Coastline Railroad; thence along said Northwesterly right-of-way line, South 52° 11'38" West, a distance of 856.48 feet; thence South 00° 18'40" West, a distance of 38.13 feet; thence South 52° 11'38" West, a distance of 134.79 feet; thence North 89° 47'54" West, a distance of 32.48 feet; thence South 52° 11'38" West, a distance of 1452.28 feet to the Northeasterly right-of-way line of Powell Road; thence along said Northeasterly right-of-way line, North 37° 34'05" West, a distance of 132.86 feet to the point of curvature of a curve concave Northeasterly, having a radius of 785.30 feet, a delta of 18° 45'13", a chord distance of 255.89 feet and a chord bearing of North 47° 52'08" West; thence along the arc of said curve, a distance of 257.04 feet to the point of tangency; thence North 57° 14'45" West, a distance of 448.10 feet; thence North 57° 12'10" West, a distance of 551.70 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1388.82 feet, a delta of 05° 18'15", a chord distance of 128.50 feet, and a chord bearing of North 59° 52'29" West; thence along the arc of said curve, a distance of 128.55 feet to the point of compound curvature of a curve concave Northeasterly, having a radius of 367.04 feet, a delta of 25° 54'42", a chord distance of 164.58 feet and a chord bearing of North 75° 28'57" West; thence along the arc of said curve, a distance of 165.99 feet; thence North 00° 37'21" East, a distance of 1299.15 feet; thence North 89° 51'08" West, a distance of 2659.94 feet; thence North 00° 25'56" East, a distance of 982.09 feet; thence South 89° 51'42" East, a distance of 1328.98 feet; thence North 00° 25'20" East, a distance of 2977.22 feet to the North boundary of the Northwest 1/4 of said Section 9; thence along said North boundary South 89° 53'35" East, a distance of 1328.46 feet to the Point of Beginning.